



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
11511 MAIN ST., P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Crossroads Village Development Agreement

LOCATION OF PROPOSAL: 15751 NE 15th Street

DESCRIPTION OF PROPOSAL:

Application for a non-project environmental review and SEPA Threshold Determination for a Development Agreement required to develop a multi-family proposal in District E of the Crossroads Subarea.

FILE NUMBERS: 15-108109-LM

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- ☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on May 28, 2015.
- ☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.


Environmental Coordinator

5/14/2015
Date

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Ecology,
Attorney General
Muckleshoot Indian Tribe



**City of Bellevue
Development Services Department
Land Use Staff Report
Threshold Determination**

Proposal Name: Crossroads Village Development Agreement

Proposal Address: 15751 NE 15th Street

Proposal Description: Application for non-project environmental review and SEPA Threshold Determination for a Development Agreement required to develop a multi-family proposal in District E of the Crossroads Subarea.

File Number: 15-108109-LM

Applicant: Pete Lymberis, Crossroads Village LLC
(206-728-6500)

Decisions Included: SEPA Threshold Determination

Planner: Sally Nichols, Senior Planner

**State Environmental Policy Act
Threshold Determination:** Determination of Non-Significance (DNS)



Carol V. Helland, Environmental Coordinator
Development Services Department

Application Date:	April 1, 2015
Notice of Application Publication Date:	April 16, 2015
SEPA Comment Period Deadline:	April 30, 2015
Decision Publication Date:	May 14, 2015
Project/SEPA Appeal Deadline:	May 28, 2015

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

I. PROPOSAL DESCRIPTION

A. Request:

Land Use Approval and issuance of a SEPA threshold Determination of Non-Significance for a Development Agreement (DA) between the applicant and the City of Bellevue which will allow a multi-family housing proposal, referred to as Crossroads Village, in District E of the Crossroads Subarea. The DA identifies the general site layout and limit of 233 dwelling units, design guidelines and public benefit required to realize the City's vision for this location, as outlined in Comprehensive Plan Policies S-CR-79 and 81. **Refer to the Draft Development Agreement and associated attachments including conceptual site plan and building designs in Attachment 1 to this report.**

B. Background

The applicant proposes mixed-use development within multi-family housing at the former Top Foods site, which is now composed of a vacant building and large surface parking lot. The property is within the Commercial Business (CB) land use district and it also within District E of the Crossroads Subarea. The CB zone generally allows the mix of uses and density envisioned by the proposed development. Existing Comprehensive Plan Policies, including Policies S-CR-79 and 81, allow the development as well.

However, a Land Use Code (LUC) prohibition against additional multi-family units in District E of the Crossroads Subarea presents a barrier for the development proposed. This LUC prohibition is a hold-over from prior Crossroads Subarea Plan policies that for many years prohibited new multifamily development north of NE 8th Street. Historically, this prohibition had been in response to concerns that Crossroads had a disproportionately high concentration of multi-family units, with the objectives to lessen perceived impacts on the surrounding single family neighborhoods and to help maintain the commercial focus of the Crossroads shopping center. Following a significant public engagement process, in April 2007 the City Council adopted amendments to the crossroads Subarea Plan that would allow for a limited number of new multi-family units, subject to the provision of Policy S-CR079.

On February 7, 2015, the City Council initiated a Land Use Code Amendment that would remove the prohibition outlined above, and allow multi-family development in Crossroads District E, subject to a development agreement. This amendment (attachment 2 to this report), is being processed according to Process IV of the Land Use Code, and is being reviewed concurrently with this DA.

C. Proposal/Public Benefits

The applicant proposes a mixed use development consisting of 223 dwelling units in a mix of townhomes and stacked flats and small-scale, "boutique" commercial spaces. The DA also acknowledges that Crossroads village will include approximately 27 buildings with an anticipated construction timeframe of 2-3 years. Provisions in the draft address the timing and delivery of public benefits. These provisions are covered in Attachment C in the draft agreement. **Refer to the Conceptual Site Plans in the Draft Development Agreement - Attachment 1 to this report.**

The applicant has worked closely with the City to identify and design public benefits into the proposal. The DA memorializes the public benefits to be provided with the Crossroads Village proposal. The benefits include the following:

1. **Urban Trail.** The Urban Trail is the primary pedestrian and commercial corridor through the property; it shall serve as the “Main Street” running north and south through Crossroads Village. The Urban Trail shall include activated streetscape with wide (minimum 8-12 feet) sidewalks, landscaping, street trees, seating, and commercial frontage that will divide the space into multiple small tenancies and includes design elements that provide visual interest.
2. **Park Connection.** One (1) dedicated, inviting, and activated pedestrian connection (“Park Connection”) from the Urban Trail described above at the southern property line to Crossroads Park. The entire Park Connection shall be visually accessible from its western entry area on the Urban Trail, east toward Crossroads Park. The Park Connection shall include a wide promenade at least 16 feet in width, quality paving, lighting, and landscaping and it will lead to a stair and a focal point in the Park. Also included will be an ADA-accessible ramp constructed partially in Crossroads Park. The Park Connection shall have a park-like character, and be open to the general public during the hours that Crossroads Park is open. It will link and invite existing, planned and future Crossroads residential and commercial activity to the Crossroads Park, and will clearly delineate adjacent private space with landscaping, pathways, and retaining walls (as appropriate).
3. **Park Interface with Crossroads Park.** Crossroads Village’s eastern boundary shall enhance the interaction between the property and Crossroads Park. The Park Interface will clearly delineate private space with landscaping, pathways, retaining walls (as appropriate) and wayfinding signage that reinforces but also enhances the transition from private to public space. The Park Interface shall be designed in collaboration with the Parks Department to ensure harmony with Crossroads Park, and avoid the implementation of design features that may encourage the “privatization” of public space.
4. **NE 15th Street as Park Street.** NE 15th Street shall be as a “Park Street” with widened sidewalks to encourage pedestrian/cyclist activity, landscaping and street trees. Park Streets shall include, but not limited to the following elements:
 - A 6 foot wide continuous planter strip adjacent the existing curb with new street trees, low shrubs, and groundcover. This new street section replaces the informal planting edge of conifers which are messy and do not fit the character of the new development. The 18 new deciduous street trees are proposed at 30 feet on center spacing installed at minimum 3”- 4” caliper and 12-14’ height.
 - An 8 foot wide multi-modal walkway which can accommodate bicycles, strollers and pedestrians.
 - An 8 foot minimum width landscaped area highlighting the transition between public and private space south of the multi-modal walkway and in

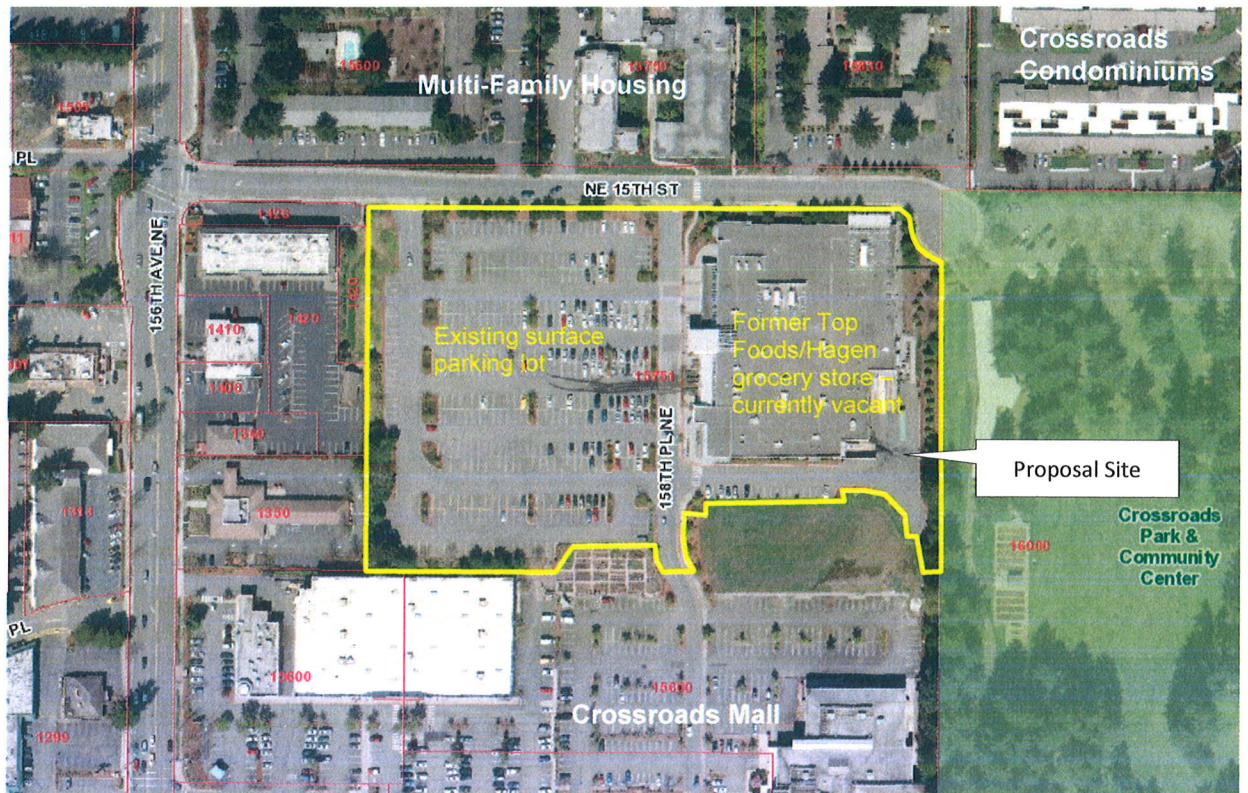
front of the residential units that front on NE 15th Street. This landscaped area increases in size at the project entry drives and adjacent mixed use buildings, and incorporates additional small trees, shrubs, and groundcover.

- A 6 foot width private patio / porch at each townhome that fronts NE 15th Street.
- Increased paved areas adjacent the retail buildings for walking, outdoor seating, product displays, or art.

D. Existing Site Conditions/Zoning

The proposal site is the former Top Foods site, which now consists of a vacant building and large surface parking lot. The site is directly north of the existing Crossroads Mall and it is access from the Mall property and off of NE 15th Street.

Vicinity Map



Zoning:

The property is within the CB (Community Business) land use district. The northern 150 feet of the site are also within the multi-family transition area due to the proximity to multi-family housing to the north.

Surrounding Land Uses:

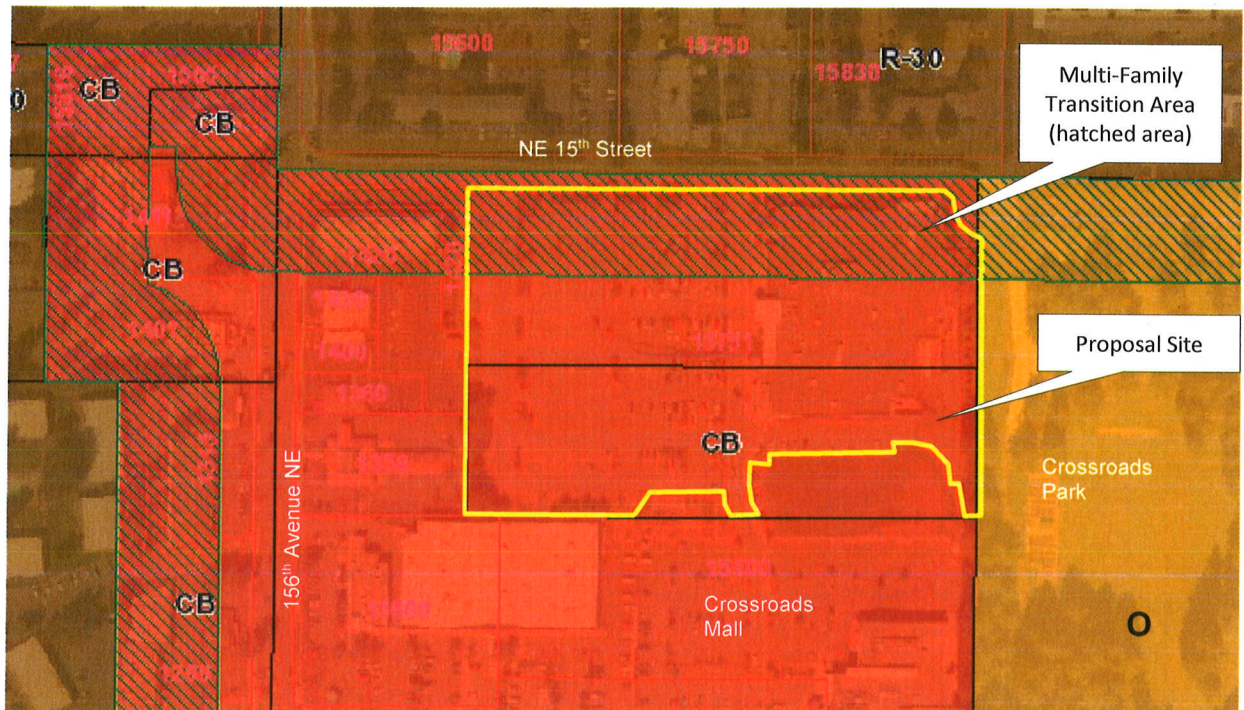
North: R-30 land use district, multi-family housing

South: CB (Community Business) land use district, Crossroads Mall shopping center

East: O (Office) land use district, Crossroads Park

West: CB land use district, retail/restaurant uses

Zoning Map



II. PUBLIC NOTICE and COMMENT

An application for project SEPA review was submitted on April 1, 2015. Following initial review of project documentation submitted, a notice of application and intent to issue DNS under the SEPA Optional Process was issued in the April 16, 2015 City's Weekly Permit Bulletin, and an initial comment period held open for 14 days. Comments were collected and a detailed review of environmental documentation completed.

Noticing for SEPA review has been completed as follows:

Application Date:	April 1, 2015
Notice of Application Date:	April 16, 2015
SEPA Comment Period Deadline:	April 30, 2015

This Notice of SEPA Threshold Determination was published in the City of Bellevue weekly permit bulletin on May 14, 2015. There is a 14 day appeal period ending on May 28, 2015. In addition, the proposal for both the Draft Development Agreement was

presented to the City Council during the April 27, 2015 Study Session. A Public Hearing is scheduled for May 18, 2015, with final adoption scheduled for June 1, 2015. Council questions centered primarily on traffic impacts to the surrounding neighborhoods and are addressed below. Transportation issues are also discussed in the Transportation review in Section III of this report.

Comments from Citizen:

The only ingress and egress for the Crossroads Condominiums is NE 15th Street. What are the traffic impacts on NE 15th Street and 156th Avenue NE as a result of the Crossroads Village project? Will parking be lost on the south end of Crossroads Village?

Response: The applicant's traffic consultant has collected existing turning movement traffic volumes at the intersection of NE 15th Street/156th Avenue NE and NE 15th Street/158th Place NE (the main driveway connection to the Crossroads Mall from NE 15th Street), which will be the proposed "Main Street" entrance for the Crossroads Village proposal. Analysis of impacts to these intersections will be provided by the consultant and reviewed by City staff. There are currently no known parking agreements on the Crossroads Village site. Compliance with the parking requirements in the Land Use Code (LUC) for Crossroads Village proposal will be reviewed as part of the project-specific Design Review process. **Refer to Condition in Section V of this report.**

Comments from City Council:

What is the maximum trip generation build out without the proposed changes compared to with the proposed changes? Are traffic patterns different with the proposed project compared to the grocery store? Does the signal at NE 15th Street and 156th Ave NE serve the level of traffic generated from the project?

Response: City staff have reviewed and approved anticipated trip generation volumes for trip generation scenarios that compare the previous supermarket use, the proposed Crossroads Village Townhomes project, and the potential build out under the current Community Business zoning. This information is included elsewhere in this report and Attachment 3. The applicant's traffic consultant will provide preliminary analysis as to impacts from the proposed project at the public hearing on May 18, 2015. Staff will review this work as part of the design review for the project-level application. **Refer to Condition in Section V of this report.**

In response to the City's Weekly Permit Bulletin notice of application and notice of intent to issue DNS under the SEPA Optional DNS process, four written requests to be a party of record were received via email. Three of the emails were from representatives from two of the adjacent properties – Crossroads Condominiums to the north and Crossroads Mall to the south. Comments were general in nature, requesting additional information regarding the development proposal.

III. ENVIRONMENTAL REVIEW

The applicant has provided a complete SEPA checklist (Attachment 3 to this report) supported by analysis for review in demonstrating no significant adverse environmental impact. Staff have reviewed the conceptual plans, the checklist, and supporting

documentation. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements (WAC 197-11-340 and Bellevue City Code 22.02.034).

A. Noise

The potential for noise impacts from the Crossroads Village proposal would come from construction of the proposal. Construction hours are regulated per the Bellevue City Code (BCC) 9.18.

B. Transportation

Trip Generation

Attachment 4 (Trip Generation Analysis) provides information as to expected PM peak hour trip generation at the Crossroads Village site for three development scenarios. This information facilitates comparison of traffic impacts for the differing development concepts. The most recent active development was Top Foods, a 75,570 gross square feet (gsf) supermarket (Scenario 1), which closed in the fall of 2013. According to the City's adopted trip rates, based on Institute of Transportation Engineers data, a supermarket of that size would generate approximately 516 PM peak hour trips.

The proposed development (Scenario 2), comprising 233 multifamily units and 11,800 gsf of miscellaneous retail, would generate approximately 140 PM peak hours trips, which would be 376 fewer than the previous supermarket use. A representative development of 75,570 gsf of supermarket and 40,000 gsf of retail (Scenario 3) allowed under the current Community Business zoning would generate 606 PM peak hour trips, exceeding Top Foods by 90 PM peak hour trips and the proposed development by 466

Long Term Impacts

The long-term impacts of development projected to occur in the City by 2024 have been addressed in the City's 2013-2024 Transportation Facilities Plan EIS. In Transportation Analysis Zone 87, located east of 156th NE, south of NE 15th, and north of NE 8th Street, the EIS assumes growth in office, retail, and multifamily housing. Since the proposed development would result in a reduction of PM peak hour trips in comparison with the previous use and the currently allowed use, the project is within the assumptions of the EIS.

Mid-Range Impacts

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more new PM peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State

Growth Management Act are maintained. Since the proposed development would result in a reduction in PM peak hour trips, no concurrency analysis is required for the Development Agreement. However, concurrency analysis will be required for the project-specific Crossroads Village SEPA review.

Short Term Impacts

In order to respond to comments and questions from the City Council and concerned citizens as to potential impacts of this development, the City has completed a model analysis and provided that information to the applicant's traffic consultant. In order to assess day-of-opening and operational analysis at locations adjacent and near to the site, City staff will work with the applicant's traffic consultant using net new PM peak hour trips from the development model information. This work will be undertaken as part of the project-specific SEPA and Design Review for the Crossroads Village proposal. For this Development Agreement SEPA review, the traffic consultant will address operational impacts as requested by Council.

IV. PERMITS REQUIRED

Following the issuance of this SEPA threshold determination for the Development Agreement and Council decision regarding the Development Agreement and the Land Use Code Amendment, the applicant may submit and receive approval of additional project-specific applications to redevelop the site. Due the site's location within the Community Retail Design District, the project must receive Design Review approval and SEPA threshold determination for the project-specific action. The following is a general list of permits and approval required:

- **Design Review (LUC 20.30F)**: Required to develop within the Community Retail Design District (CB land use designation).
- **Master Development Plan (LUC 20.30V)**: Required for any development activity if the project is to be phased. May be reviewed concurrently with the Design Review.
- **Clearing and Grading Permit (BCC 23.76)**: Required to redevelop the site.
- **Building Permit(s) (BCC23.10)**: Required to redevelop the site. Includes review of all new proposed structures, including, but not limited to, children's play structures, back stops, field lights, and public services building.
- **Utility Developer Extension Agreement (BCC 24.06)**: Required for the design review, plan approval and field inspection of detention and/or water quality systems. Storm drainage infrastructure must be designed by a professional civil engineer to the current Bellevue Utility Codes and Storm Drainage Engineering Standards.

V. CONCLUSION and DETERMINATION

For the proposed non-project action, environmental review indicates no probability of significant adverse environmental impacts. Therefore, issuance of a Determination of

Non-Significance pursuant to WAC 197-11-340 and Bellevue City Code 22.02.034 is appropriate with the following Condition:

1. Transportation Analysis

Analysis of day-of-opening traffic impacts must be provided by the applicant's traffic consultant and reviewed by City staff during the Design Review and project-specific SEPA review. Concurrency analysis will also be required.

Other adverse impacts that are less than significant may be mitigated pursuant Bellevue City Code 22.02.140, RCW 43.21C.060, and WAC 197-11-660.

VI. MITIGATION MEASURES

The lead agency has determined that the requirements for environmental mitigation have been adequately addressed in the development regulations and comprehensive plans with the following condition, as adopted under Chapter 36.70A RCW and in other applicable local, state or federal laws or rules, as provided by RCW 42.21C.240 and WAC 197-11-158. No specific mitigation is required for this SEPA Threshold Determination.

Attachments:

1. DRAFT Development Agreement
2. DRAFT Land Use Code Amendment
3. SEPA Checklist
4. Comparative Trip Generation Analysis

WHEN RECORDED RETURN TO:

City of Bellevue
City Attorney's Office
PO Box 90012
Bellevue, WA 98009-9012
Attn: _____

Document Title: **Development Agreement**

Grantor: Crossroads Village LLC, a Washington limited liability company

Grantee: City of Bellevue, a Washington municipal corporation

Legal Description:

Abbreviated Legal Description:

PARCEL A: S 50 FT OF N 401 FT OF E 250 FT OF W 280 FT OF NW 1/4 OF SE 1/4, SEC. 26-25-5, W.M., LESS POR DEEDED TO CITY OF BELLEVUE UNDER REC # 20020410003162

PARCEL B: E 40 FT OF W 280 FT OF S 180 FT OF N 581 FT OF NW 1/4 OF SE 1/4, SEC. 26-25-5, W.M..

PARCEL C: LOT 1 CITY OF BELLEVUE B.L.A. NO 98-833 & DECLARATION OF LOT COMBINATION NO DLC 98-832 REC NO 9810139003 LESS POR DEEDED TO CITY OF BELLEVUE UNDER REC # 20020410003162

Full Legal Description: See Exhibit A attached

Assessor's Tax Parcel No.: 262505-9212; 262505-9211; 262505-9200

Reference Nos. of Documents Released or Assigned: N/A

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (“Agreement” or “Development Agreement”) is entered into as of the effective day, by and between the **CITY OF BELLEVUE**, a Washington municipal corporation (“City”) and **CROSSROADS VILLAGE LLC**, a Washington limited liability company (“Grantor”). The City and the Grantor are together known as the “Parties.”

RECITALS

WHEREAS, this Development Agreement is for the purposes of setting forth the applicable development standards and other provisions related to the development described herein, and is adopted pursuant to authority provided in RCW 36.70B.170 *et seq.*;

WHEREAS, Grantor wishes to develop a mixed use development commonly referred to as “Crossroads Village,” or the “project,” on property adjacent to the west side of the Crossroads Golf Course in the Crossroads Subarea;

WHEREAS, the proposed site of Crossroads Village is zoned Commercial Business (CB), a zoning classification which generally allows the mix of uses and density envisioned by the developer;

WHEREAS, the proposal for Crossroads Village is consistent with existing Comprehensive Plan Policy LU-27 *Encourage mixed residential/commercial development in all Neighborhood Business and Community Business land use districts where compatibility with nearby uses can be demonstrated*;

WHEREAS, the proposal for Crossroads Village is consistent with existing Comprehensive Plan, Crossroads Subarea Plan Policy S-CR-79: *Multifamily uses are not appropriate north of NE 8th Street within District E, except that mixed use multifamily developments may be appropriate when they: 1) are high quality; 2) are designed to avoid conflicts with commercial uses; 3) include measures that ensure residential and commercial uses complement each other, including outdoor gathering areas, public open space, park connectivity where appropriate, and pedestrian connections and activity areas; and 4) are generally consistent with Figure S-CR. 2.*;

WHEREAS, although the Comprehensive Plan allows multifamily development in Crossroads District E, the existing Bellevue Land Use Code prohibits additional multifamily units such as those proposed by Grantor for Crossroads Village and the project could not move forward as proposed without a Land Use Code amendment;

WHEREAS, LUC 20.30J.135 requires a proposal to amend the text of the Land Use Code to be consistent with the Comprehensive Plan, enhance the public health, safety or welfare, and not be contrary to the best interest of the citizens and property owners of the City of Bellevue;

WHEREAS, the City Council has amended the Land Use Code to allow for multi-family housing in the area where Crossroads Village is proposed;

WHEREAS, to allow multifamily housing at the Crossroads Village site, the City Council required this Development Agreement to be executed ;

WHEREAS, the Parties have worked to develop Design Guidelines to guide the project's ultimate development and to optimize the public benefit of the Crossroads Village project including an Urban Trail, a Park Connection, enhancements to NE 15th Street as Park Street, and improved Park Interface, as further described in Attachment B;

WHEREAS, the development of Crossroads Village is expected to implement the City's vision and Comprehensive Plan policies for Crossroads District E and provide public benefits, including the following elements that implement the Crossroads Subarea Plan: 1) a dedicated, accessible, and pedestrian-friendly public connection along the east half of the south end of the project into Crossroads Park which improves Park usage; 2) an "urban trail" providing activated, pedestrian-friendly commercial frontage north-south through the project core; 3) a Park interface with Crossroads Park that enhances the transition from private to public space; 4) enhancements to NE 15th Street to be compatible with its function as an entryway into Crossroads Park; and 5) a general project site plan all as further described in Attachment C;

WHEREAS, the senior housing project currently proposed at [ADDRESS] is directly south of and adjacent to the Crossroads Village project. The City shall review the senior housing project in accordance with the City's development standards, including but not limited to the Bellevue Fire Code.

WHEREAS, this Development Agreement was subject to review under the State Environmental Policy Act (SEPA) with the opportunity for public comment;

WHEREAS, Grantor will be required to separately apply for all necessary land use and technical permits for Crossroads Village, including project-level SEPA review;

WHEREAS, RCW 36.70B.170(1) authorizes a city to enter into a development agreement with an entity having ownership or control of real property within its jurisdiction and requires the development agreement set forth the development standards and other provisions that shall apply to and govern and vest the development, use, and mitigation of the development of the real property for the duration specified in the agreement;

WHEREAS, RCW 36.70B.170(1) requires a development agreement be consistent with applicable development regulations adopted by a local government planning under chapter [36.70A](#) RCW;

WHEREAS, RCW 36.70B.170 defines development standards to include project elements, payment of impact fees, mitigation measures, development conditions, and other requirements under chapter [43.21C](#) RCW, design standards such as maximum heights, setbacks, parking, drainage and water quality requirements, landscaping, and other development features; affordable housing; parks and open space preservation; phasing; review procedures and standards for implementing decisions; build-out or vesting period for applicable standards; and any other appropriate development requirement or procedure;

WHEREAS, under RCW 36.70B.170, the execution of a development agreement is a proper exercise of city police power and contract authority and shall reserve authority to impose new or different regulations to the extent required by a serious threat to public health and safety;

WHEREAS, under RCW 36.70B.170, a development agreement may obligate a party to fund or provide services, infrastructure, or other facilities;

WHEREAS Grantor will benefit from the execution of this Development Agreement to enable multifamily housing on the Crossroads Village project site, which is not otherwise allowed under the Bellevue Land Use Code; and will gain additional certainty about allowable uses of the subject site;

NOW, THEREFORE, in consideration of the mutual agreements contained herein, as well as other valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, the Parties hereby agree as follows:

AGREEMENT

A. Crossroads Project Design Guidelines.

1. As provided in Ordinance _____, Grantor agrees that the Crossroads Village project shall incorporate the public benefit, general site layout, and design guidelines set forth in Attachments B and C attached hereto and incorporated herein by this reference (the “Design Guidelines,” the “Public Benefit,” and the “Site Plan”).

B. Multifamily Development Use.

1. Execution of this Development Agreement, together with compliance with the Design Guidelines, shall allow the Crossroads Village project to include up to 233 dwelling units and 18,000 s.f. of non-residential and residential amenity space, as allowed by Ordinance _____. Grantor is required to apply for a separate project-level permit which will be reviewed by the City; project-level SEPA review is also required for the Crossroads Village project.
2. Timing. Grantor shall construct the Crossroads Village project, including the Public Benefit, as set forth in the delivery schedule in Attachment D (the “Timing and Delivery of Public Benefits”).

C. Easements, Permits, and Agreements.

1. Public Access Easement. Prior to opening the Park Connection, Grantor shall record a public access easement in a form acceptable to the City to provide limited public access over, across and upon the Park Connection during the hours that the City’s Crossroads Park is open to the public. The public access easement shall provide for Grantor’s

indemnification of the City using language approved by the City Attorney's Office. Timing of delivery of the Park Connection will be according to Attachment D to this Agreement.

2. In order to facilitate the construction of Crossroads Village, the City agrees to timely participate in the relocation of utility easements that currently cross the Crossroads Village site, as needed to accomplish the Crossroads Village project.
3. Special Use Permit. Crossroads Village will apply for, and the City will not unreasonably withhold, a Special Use permit substantially in the form attached as Attachment F. The Special Use Permit shall provide for Grantor's indemnification of the City using language approved by the City Attorney's Office.
4. It shall be Grantor's responsibility to obtain all easements, consents, permits, and approvals to construct Crossroads Village, including those permits necessary to construct the public benefits as defined in Attachment C.
5. Park Work Zone. Grantor shall construct the Park Interface public benefit in the manner and in the area set forth in Attachment E (the "Park Work Zone"). Grantor shall construct the Public Benefits in a workmanlike manner; in no event shall Grantor occupy the Park Work Zone for more than a total of 18 months from start of construction in the Park Work Zone as set forth in the Timing and Delivery of Public Benefits. Grantor shall not store, deposit or stage construction materials within the Park Work Zone, except for those materials necessary to construct the Public Benefits located within the Park Work Zone.
 - a. Restoration Bond. At least seven (7) days before commencing any work in the Park Work Zone, and following issuance by the City of the Clearing & Grading Permit, Grantor will procure a Park Work Zone restoration bond for the work to be constructed in the Park Work Zone in a form and amount reasonably acceptable to the City. The bond shall provide that work within the Park Work Zone is for the benefit of the City and the public's interest in Crossroads Park and that the City may automatically obtain the benefit of the bond if construction of the Project within Phase I as shown in the Design Guidelines has stopped for a period of four (4) consecutive months after the start of construction within the area east of the Urban Trail or the public benefits related to Phase I are not completed within 2 years of the start of construction in accordance with the schedule set forth in Attachment D

D. No Approval of Project-related Actions.

The execution of this Development Agreement does not, in and of itself, permit any specific development.

Nothing in this Agreement shall be interpreted to limit the exercise by City of its regulatory powers with respect to the Crossroads Village project or any other development proposal on the Property, or other regulatory matters in accordance with applicable law. Nor shall this Agreement be interpreted as: a) a determination as to the consistency of the Crossroads Project with applicable plans, codes and ordinances, b) an agreement or commitment to approve any or all development on the Property, nor c) any commitment whatsoever by City with respect to any future City discretionary decisions that may be required for development of the Property. To the extent allowable by law, any permit or approval issued by the City after the execution of this Development Agreement shall be consistent with this Development Agreement.

E. Compliance with Laws.

Notwithstanding anything in this Agreement, Grantor will comply with all applicable federal, state and local laws and will pursue all necessary land use and technical permits for Crossroads Village. Project-level SEPA review will be required as part of the Crossroads Village project-level review process.

F. Term and Termination

This Development Agreement shall go into effect on the date it is executed by the parties ("Effective Date"). This Development Agreement shall be effective until three (3) years after the Effective Date; provided that the term shall automatically be extended for the effective life of any land use permit and/or building permit approved consistent with this Agreement. If the Crossroads Project is constructed pursuant to this Development Agreement, the rights and obligations conferred by this Development Agreement shall remain in effect for the life of the Crossroads Project. Otherwise, upon expiration of the term, as may be extended above, this Development Agreement shall automatically terminate.

G. Amendment

1. No amendment to this Development Agreement shall be effective unless approved by both parties in writing and recorded with the King County Department of Records and Elections. The City Manager or his/her designee may approve amendments to the Agreement or the Design Guidelines if the amendment is administrative in nature, will serve to correct an error or streamline a process contained in this Agreement, or if the following criteria are met:

- i. The proposal does not result in any significant adverse impact on City property or to the public, in consultation with the Land Use Director, Planning Director and Parks Director; and
- ii. The proposal is within the general scope, purpose and intent of this Agreement and the Design Guidelines, and
- iii. The proposal complies with all applicable provisions of the Land Use Code and the Bellevue City Code; and
- iv. The proposal does not result in any change in the nature of the public benefits described in this Agreement and the Design Guidelines; and
- v. Such amendment by the City Manager will not violate any state or local laws including the State Environmental Policy Act and Growth Management Act.

2. All other substantive amendments to this Development Agreement must be approved by resolution of the City Council after public notice and hearing.

H. Binding Effect; Assignability.

Grantor may not assign or transfer this Agreement to any other party without notifying the City in writing at least 30 days prior to closing such transfer. The City shall have the right to a meeting at a mutually agreeable date, time, and place with the intended transferee and Grantor no less than 10 days prior to the closing of such transfer. The agenda of the meeting may include, but is not limited to, the state of the project, the public benefits, and Design Guidelines, the City's expectations with respect to this Development Agreement, and the Grantor and its transferee's transition plan for interfacing with the City. The City may waive its right to a meeting with the assignee or transferee in its judgment, particularly if the assignee or transferee is an affiliate of Grantor. This Development Agreement shall bind and inure to the benefit of the Parties hereto and their respective successors, heirs, legatees, representatives, receivers, trustees, successors, transferees, and assigns

I. Effect of Grantor Approval

The Development Agreement does not impose an obligation on Grantor or its successors or assigns to develop the Crossroads Project. It is understood that this Agreement is applicable to the Crossroads Village project and does not inure to the benefit of any other development that may be proposed on the Property or to any of Grantor's other projects .

J. Representations and Warranties

Each signatory to this Development Agreement represents and warrants that he or she has full power and authority to execute and deliver this Development Agreement on behalf of the Party for which he or she is signing, and that he or she will defend and hold harmless the other Parties and signatories from any claim that he or she was not fully authorized to execute this Development Agreement on behalf of the person or entity for whom he or she signed. Upon proper execution and delivery, this Development Agreement will have been duly entered into by the Parties, will constitute as against each Party a valid, legal and binding obligation that shall run with the land, and will be enforceable against each Party in accordance with the terms herein.

L. Governing Law and Venue

This Development Agreement shall be governed by and construed in accordance with the laws of the state of Washington. Jurisdiction over and venue for any action arising out of or relating to this Development Agreement shall be exclusively in the state and federal courts of King County, Washington. In the event of any apparent conflicts between the provisions of the city code or ordinances and this Development Agreement, this Development Agreement shall prevail.

M. Full Understanding

The Parties each acknowledge, represent and agree that they have read this Development Agreement; that they fully understand the terms thereof; that they have had the opportunity to be fully advised by their legal counsel and any other advisors with respect thereto; and that they are executing this Development Agreement after sufficient review and understanding of its contents and of their own free will and not under duress.

N. Remedies

The City and the Grantor reserve their rights to all remedies available to them at law or at equity. If Grantor begins but does not finish construction of Crossroads Village, the remedy shall include the right to compel specific performance of the Public Benefits set forth in this Development Agreement.

O. Attorneys' Fees

Should it be necessary for any Party to this Development Agreement to initiate legal proceedings to adjudicate any issues arising hereunder, the Party or Parties to such legal proceedings who substantially prevail shall be entitled to reimbursement of their attorneys' fees, costs, expenses, and disbursements (including the fees and expenses of expert and fact witnesses) reasonably incurred or made by the substantially prevailing Parties in preparing to participate in mediation or arbitration, to bring suit, on appeal, on petition for review, and in enforcing any judgment or award, from the other Party or Parties.

P. Waiver

The waiver by a party of a breach of any provision of this Development Agreement by the other party shall not operate or be construed as a waiver of any subsequent breach by that party. No waiver shall be valid unless in writing and signed by the party against whom enforcement of the waiver is sought.

Q. Severability

This Development Agreement is expressly made and entered into under the authority of RCW 37.70B.170 *et seq.* This Development Agreement does not violate any federal or state statute, rule, regulation or common law known; but any provision which is found to be invalid or in violation of any statute, rule, regulation or common law shall be considered null and void, with the remaining provisions remaining in full force and effect. In the event that any Public Benefit as set forth in this Agreement shall be invalidated or found in violation of any statute, rule, regulation or common law, the City Council reserves the right to reopen the public hearing and to determine whether additional or substitute public benefits of a substantially like kind that effectuate the City's Comprehensive Plan policies should be required by Grantor in order to mitigate impacts that may arise as a result of the invalidation of any such Public Benefits.

R. Equal Opportunity to Participate in Drafting

The Parties have participated in and have had an equal opportunity to participate in the drafting of this Development Agreement. No ambiguity shall be construed against any Party based upon a claim that the Party drafted the ambiguous language.

S. Reservation of City Authority

As required by RCW 36.70B.170(4) and notwithstanding any other term of this Development Agreement, the City reserves, to the fullest extent of the law, the right to establish and impose new or different additional regulations to the extent required to address a serious threat to public health, safety, and welfare. Nothing in this Agreement abrogates the City's inherent police power or its ability to protect the public health, safety and welfare.

T. Notice

All notices to be given pursuant to this Agreement shall be in writing and shall be deemed given when hand-delivered within normal business hours or two (2) business days after deposit in the U.S. mail, postage prepaid or one (1) business day if sent by overnight courier such as FedEx or UPS to the Parties at the addresses set forth below, or to such other place as a Party may from time to time designate by notice to the other Party:

CITY OF BELLEVUE

Attention: Land Use Director
Department of Design Services
450 110th Ave. NE
Bellevue, WA 98006

PO Box 90012
Bellevue, WA 98009-90012

With a copy to: City Attorney

CROSSROADS VILLAGE LLC

Attention: Pete Lymberis
Address 419 Occidental Ave South, Suite 300
Seattle, WA 98104
Email: petel@intra-corp.com

With a copy to:
Jessica Clawson
McCullough Hill Leary PS
701 5th Avenue Suite 6600
Seattle, WA 98104
Email: jessie@mhseattle.com

T. Final and Complete Agreement

This Development Agreement constitutes the final and complete expression of the Parties on the development standards governing the Grantor's development of the Property. This Development Agreement may not be modified, amended, waived or revoked orally, but only by a writing signed by all Parties. This Development Agreement supersedes and replaces all prior agreements, discussions and representations on all subjects discussed herein, without limitation. No Party is entering into this Development Agreement in reliance on any oral or written promises, inducements, representations, understandings, interpretations or agreements other than those contained in this Development Agreement.

U. Recording Required

This Development Agreement shall be recorded by Grantor with King County at Grantor's expense. Grantor shall promptly provide a conformed copy of the recorded agreement to City.

V. Force Majeure

Neither party shall be deemed in default hereunder and neither shall be liable to the other if either is substantially unable to perform its obligations hereunder by reason of any fire, earthquake, flood, tsunami, hurricane, epidemic, accident, explosion, strike, riot, civil disturbance, act of public enemy, embargo, war, military necessity or operations, act of God, or similar event beyond such party's control.

W. No Third Party Beneficiaries.

There are no third-party beneficiaries to this Agreement. No person or entity other than a party to this Agreement shall have any rights hereunder or any authority to enforce its provisions, and any such rights or enforcement must be consistent with and subject to the terms of this Agreement.

X. Counterparts.

This Agreement may be executed in any number of counterparts, each of which shall be an original, but those counterparts will constitute one and the same instrument Counterparts.

[SIGNATURES BEGINNING ON NEXT PAGE]

SIGNATURE PAGE TO DEVELOPMENT AGREEMENT
CROSSROADS VILLAGE LLC (Grantor)
and
THE CITY OF BELLEVUE (Grantee)

IN WITNESS WHEREOF, the parties hereto have executed these presents as of the day and year first above written.

CROSSROADS VILLAGE LLC
a Washington limited liability company

By: _____
Name: _____
Title: _____
Date: _____

STATE OF [INSERT]_____))
) ss.
COUNTY OF [INSERT]_____))

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to executed the instrument and acknowledged it as the _____ of Crossroads Village, LLC, a Washington limited liability company, to be the free and voluntary act of such party of the uses and purposes mentioned in the instrument.

Dated: _____



Notary Public _____
Print Name _____
My Commission Expires _____

(Use this space for notarial stamp/seal)

SIGNATURE PAGE TO DEVELOPMENT AGREEMENT
CROSSROADS VILLAGE LLC (Grantor)
and

THE CITY OF BELLEVUE (Grantee)

IN WITNESS WHEREOF, the parties hereto have executed these presents as of the day and year first above written.

CITY OF BELLEVUE

a Washington municipal corporation

Approved as to form:

By: _____

Lori M. Riordan, Office of the City Attorney

Name: _____

Title: _____

Date: _____

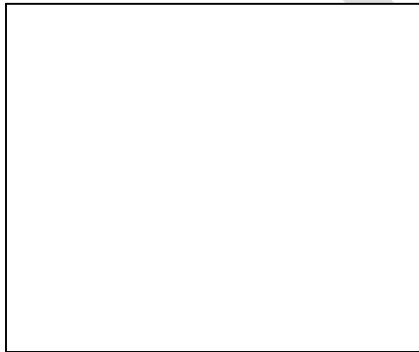
STATE OF [INSERT]_____)

) ss.

COUNTY OF [INSERT]_____)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to executed the instrument and acknowledged it as the _____ of [insert corporation name], a [state] [corporation/LLC/etc], to be the free and voluntary act of such party of the uses and purposes mentioned in the instrument.

Dated: _____



Notary Public _____

Print Name _____

My Commission Expires _____

(Use this space for notarial stamp/seal)

ATTACHMENT A
Legal Description of Property

PARCEL A:

THE SOUTH 50 FEET OF THE NORTH 401 FEET OF THE EAST 250 FEET OF THE WEST 280 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF DEDICATED TO THE CITY OF BELLEVUE FOR PUBLIC STREET, SIDEWALK, UTILITY, LIGHTING AND LANDSCAPING PURPOSES BY DEED RECORDED APRIL 10, 2002 UNDER RECORDING NO. 20020410003162.

PARCEL B:

THE EAST 40 FEET OF THE WEST 280 FEET OF THE SOUTH 180 FEET OF THE NORTH 581 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

PARCEL C:

NEW LOT 1, CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. BLA-98-833, DECLARATION OF LOT COMBINATION NO. DLC-98-832, RECORDED OCTOBER 13, 1998 UNDER RECORDING NO. 9810139003, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF DEDICATED TO THE CITY OF BELLEVUE FOR PUBLIC STREET, SIDEWALK, UTILITY, LIGHTING AND LANDSCAPING PURPOSES BY DEED RECORDED APRIL 10, 2002 UNDER RECORDING NO. 20020410003162.

ATTACHMENT B

Design Guidelines

ATTACHMENT B

Crossroads Village Public Benefit and Design Guidelines

In 2007, the City of Bellevue amended the Comprehensive Plan Crossroads Subarea Element after an extensive community visioning process. The amendments called for a limited number of mixed-use multi-family residential units in Crossroads District E (Comp Plan Policies S-CR-79 and -81). The vision was for high-quality mixed-use projects that complement existing commercial uses while enhancing the pedestrian streetscape and connections with the City's Crossroads Park.

Crossroads Village is a mixed-used project intended to implement the City's vision for Crossroads District E. The 7.76 acre site is located north of Crossroads Mall and is bounded by the Crossroads Park to the east, NE 15th street to the north and commercial uses to the west.

I. Public Benefits.

The following public benefits shall be incorporated into the design of the Crossroads Village and implemented as part of the Crossroads Village development:

- **Park Connection.** One (1) dedicated, inviting, and activated pedestrian connection ("Park Connection") from the Urban Trail at the southern property line to Crossroads Park. The entire Park Connection shall be visually accessible from its western entry area on the Urban Trail, east toward Crossroads Park. The Park Connection shall include a wide promenade at least 16 feet in width, quality paving, lighting, and landscaping that incorporates CPTED principles and leads to a stair and a focal point in the Park, and also includes an ADA-accessible ramp constructed partially in Crossroads Park as shown in Exhibit A (Site Plan) and Exhibit B (Park Connection). The Park Connection shall have a park-like character, and be open to the general public during the hours that Crossroads Park is open; will link and invite existing, planned and future Crossroads residential and commercial activity to the Crossroads Park; and will clearly delineate adjacent private space with landscaping, pathways, and retaining walls (as appropriate). Minor administrative modifications to the Crossroads Village public benefits as shown in Exhibits A & B may be approved by Development Services staff, consistent with Section G of the Development Agreement.
- **Urban Trail.** The Urban Trail is the primary pedestrian and commercial corridor through the property; it shall serve as the "Main Street" running north and south through Crossroads Village as shown in Exhibit A and Exhibit C (Main Street). The Urban Trail shall include activated streetscape with wide (minimum 8-12 feet) sidewalks, landscaping, street trees, seating, and commercial frontage that will divide the space into

multiple small tenancies and includes design elements that provide visual interest. Reasonable modifications to the Crossroads Village public benefits as shown in Exhibits A & C may be approved by Development Services staff.

- **Park Interface with Crossroads Park.** Crossroads Village's eastern boundary shall enhance the interaction between the property and Crossroads Park. The Park Interface shall clearly delineate private space with landscaping, pathways, retaining walls (as appropriate) and wayfinding signage that reinforces but also enhances the transition from private to public space. The Park Interface shall be designed in collaboration with the Parks Department to ensure harmony with Crossroads Park, incorporate CPTED principles and avoid the implementation of design features that may encourage the "privatization" of public space; the final Park Interface design shall be approved by the Park Director. A prominent focal point shall be provided on the Park property at the terminus of the Park Connection, with its design to be approved by the Parks Director. An ADA accessible ramp, graded to improve Park usability, and landscaping will be provided consistent with Exhibits A and C.
- **NE 15th Street as Park Street.** NE 15th Street shall be as a "Park Street" with widened sidewalks to encourage pedestrian/cyclist activity, landscaping and street trees. Park Streets shall include, but not limited to the following elements:
 - A 6 foot wide continuous planter strip adjacent the existing curb with new street trees, low shrubs, and groundcover. This new street section replaces the informal planting edge of conifers which are messy and do not fit the character of the new development. The 18 new deciduous street trees are proposed at 30 feet on center spacing installed at minimum 3"- 4" caliper and 12-14' height.
 - An 8 foot wide multi-modal walkway which can accommodate bicycles, strollers and pedestrians.
 - An 8 foot minimum width landscaped area highlighting the transition between public and private space south of the multi-modal walkway and in front of the residential units that front on NE 15th Street. This landscaped area increases in size at the project entry drives and adjacent mixed use buildings, and incorporates additional small trees, shrubs, and groundcover.
 - A 6 foot width private patio / porch at each townhome that fronts NE 15th Street.
 - Increased paved areas adjacent the retail buildings for walking, outdoor seating, product displays, or art.

II. Design Guidelines.

A. Streetscapes.

In addition to compliance with the Bellevue Land Use Code, the CB District zoning standards, and the requirements of the Multi-Family Transitions Area Design District, unless otherwise amended by the Development Agreement, the Crossroads Village project shall:

- **Urban Trail.** The Urban Trail shall include orientation toward pedestrians, and is intended to be vitalized and activated space for gathering, shopping and enjoyment. Design shall emphasize the relationship between the ground floor of the structures facing the Urban Trail and the horizontal area between the curb and the structure. The following shall be incorporated:
 - Street edges shall incorporate commercial activities along the Urban Trail.
 - Generous width of sidewalk with a minimum of 8 foot of sidewalk with 4 foot planter strip/tree pits located at appropriate spacing.
 - Mid-block crossings to encourage east-west pedestrian connectivity.
 - Seating and street furniture, including bicycle parking and waste receptacles.
 - Angled and convenient parking stalls.
 - Overhead weather protection or canopies along the building frontage.
 - Lighting shall be inviting and designed with CPTED principles.
 - Kiosks/community boards for community postings.
- **Park Connection.** The Park Connection shall be pedestrian-oriented, and is vitalized and activated space inviting pedestrians into Crossroads Park. The following shall be incorporated:
 - Generous width of sidewalk with a minimum of 16 feet of sidewalk.
 - Special paving treatment.
 - Seating or other street furniture.
 - Wayfinding signage that invites pedestrians into Crossroads Park.
 - Lighting shall be inviting and designed with CPTED principles.
- **Internal Circulation.** Internal circulation shall include the following:
 - Sidewalks design and orientation that encourages connectivity and porosity to provide access for pedestrians.
 - Lighting shall be inviting and designed with CPTED principles.

B. Site Design.

In addition to compliance with the Bellevue Land Use Code, the CB District zoning standards, and the requirements of the Multi-Family Transitions Area Design District, unless otherwise modified by the Development Agreement, the Crossroads Village project shall:

- **Design/Orientation.**
 - The Crossroads Village shall generally conform to the conceptual site design, building orientation, circulation, open space and landscaping as shown in Exhibit A. Reasonable modifications to the development as shown in Exhibit A may be approved by Development Services staff.
 - Surrounding vegetation, topography, street patterns, parking configuration and building massing should be considered in order to result in a compatible fit between the Crossroads Village and the existing commercial development.
 - The Urban Trail shall be the primary mixed-use corridor/Main Street of Crossroads Village with activated ground-level commercial and residential

amenity spaces provided with stacked flats above. Ground floor spaces fronting the Urban Trail shall include:

- Pedestrian oriented streetscape elements set forth in Section II.A.
- Windows providing visual access.
- Multiple entrances.
- Crossroads Village residential use amenity, common area and leasing uses shall be permitted uses for the ground-level space.
- The townhomes shall be located east and west of the Urban Trail and shall include sidewalks, landscaping, open space, connection corridors and play areas. The interior townhomes will generally cluster around open space/play areas where feasible. The townhomes will include under-structure garages.
- Along Crossroads Village's eastern Park Interface, townhomes shall take advantage of existing lower grade conditions to maintain a residential scale along the Park Interface and minimize the perception of height and scale. Residential entrances to these townhomes will face the Crossroads Park, allowing for eyes on the park and activity adjacent to the Crossroads Park.
- **Vehicle Access/Parking.**
 - Primary access from the north shall be limited to three (3) drives from NE 15th Street. Emergency access from the north shall include two (2) additional restricted access drives.
 - Southern primary access shall be limited to the connection through the Urban Trail with Crossroads Mall.
 - Townhome parking shall generally be provided within the structure envelope.
 - No townhome garage may be directly accessed from NE 15th Street.
 - Commercial parking along the Urban Trail commercial parking shall be provided by angled surface stalls consistent with the Urban Trail design standards set forth in Section II.A.
 - Stacked flat parking may be provided below the structure envelope and may also be provided with nearby surface parking.
 - Guest and overflow parking shall be provided with surface parking stalls consistent with the Streetscape standards set forth in Section II.A.

C. Building Design.

In addition to compliance with the Bellevue Land Use Code, the CB District zoning standards and the requirements of the Multi-Family Transitions Area Design District, unless otherwise modified by the Development Agreement, the Crossroads Village project shall:

- Crossroads Village architectural character shall be a modern interpretation of cottage form. Buildings will have a residential scale and be oriented to pedestrians by including modulation and texture in height and depth of the facades, changes in the exterior materials, roof forms, window sizing and placement and variation in entry treatment.
- Materials and colors used on building facades should be compatible with nearby residential and commercial uses and the surrounding natural environment, particularly taking into account the proximity of Crossroads Park

- All building materials shall be clad with materials that minimize reflective light.
- All exterior lighting shall be discreet and designed with CPTED principles.
- Townhome entries shall include weather protection in the form of recessed entries or roof coverings. Commercial entries along the Urban Trail shall include weather protection in the form of awnings, canopies or covered entries consistent with standards set forth in Section II.A.

D. Signage.

In addition to compliance with the Bellevue Sign Code, the project shall:

- Ensure that commercial signage is an integral part of the architectural design of the Urban Trail. Urban Trail signage should be scaled to enhance the pedestrian environment.
- Include wayfinding signage to encourage pedestrian connectivity to Crossroads Park.

ATTACHMENT C
PUBLIC BENEFITS AND SITE PLAN AND DESIGN DIAGRAMS
[attached]

DRAFT

ATTACHMENT D

TIMING AND DELIVERY OF PUBLIC IMPROVEMENTS

Timing and Delivery of Public Benefits for Crossroads Village:

- 1) The project consists of approximately 28 buildings split in two distinct areas east and west of the Urban Trail. Total construction timeframe for the project is expected to exceed two years possibly extending as long as 3 years. As a result of the larger scope of construction, Crossroads Village will be built in generally two phases. Construction follows a specific sequence, and multiple buildings will be under construction at one time rendering much of the site unsafe for general public use for a specific period of time. The SHAG project to the south of the Park Connection is also expected to be under construction during construction of Phase I of Crossroads Village.
- 2) Phasing of the project includes considerations for a logical sequence of construction, best engineering practices, maintenance of utility services, fire protection access during construction and occupancy, and public safety considerations. It is also the intent of Grantor to deliver the public benefits required by this Agreement for public use as soon as possible given construction phasing and potential safety issues.
- 3) Phase I of Crossroads Village consists of the buildings located east of the Urban Trail shown in the Site Plan in Attachment C and will include the Park Connection, Park Interface, Urban Trail to the western edge of the parking stalls and NE 15th St. Park Improvements of the project.
- 4) Phase II consists of the buildings located west of the Urban Trail and the associated streetscape improvements west of the parking stalls completed in Phase I..
- 5) The Parties' intent is to deliver the public benefit as soon as it is constructed and is safe to do so given the extent of the construction activities occurring on site. The Parties agree to the following delivery timeline for each of the public benefits required by this Agreement:
 - a) NE 15th Street as a Park Street will be substantially completed and open for public access within nine (9) months of the commencement of construction of Phase I of Crossroads Village.
 - b) The Park Interface and Park Connection (including the Focal Point) shall be open to the public no later than the issuance of the TCO for the final building of Phase I, and the TCO of the last building in Phase I shall not be granted until the Park Interface, Park Connection, and Focal Point are all open to the public. The Grantor shall open the Park Interface to the public no later than the issuance of the TCO for the last building fronting Crossroads Park. The Grantor shall open the Park Connection to the public no later than the issuance of the TCO for the last building fronting the Park

Connection. Opening of the Park Connection to the public will also be dependent on the SHAG project's schedule, which may delay delivery of this public benefit; the SHAG project's construction timeframe is out of Grantor's control.

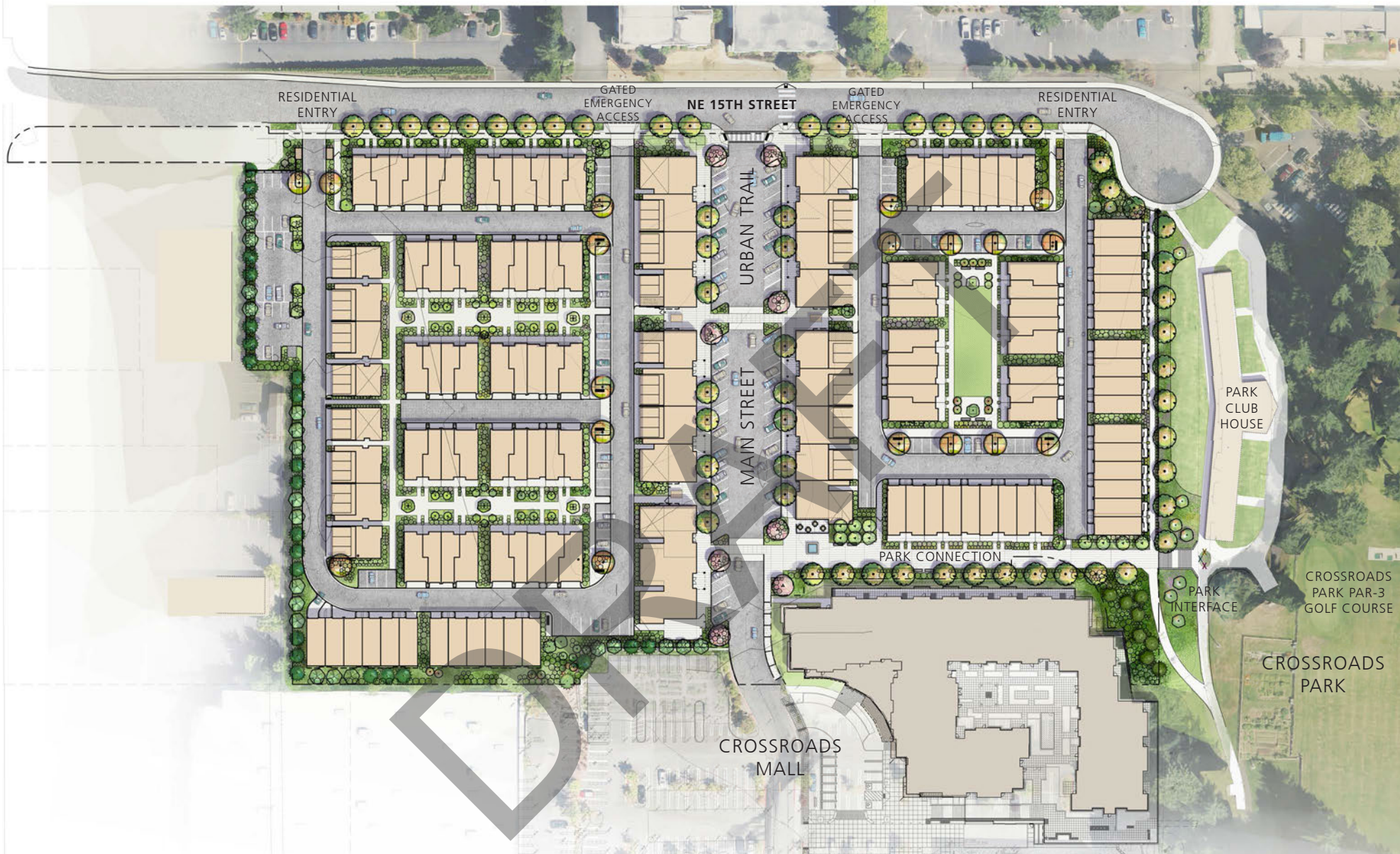
- c) The Urban Trail to the western edge of the parking stalls shall be opened to the public no later than the completion of Phase I. The Urban Trail west of the parking stalls shall be open to the public following completion and issuance of a TCO for the buildings in Phase II.
- d) To facilitate the provision of public improvements at their earliest reasonable timeframe, and to provide for the completion of construction in areas adjacent to the Public Benefits no Phase II building will receive a TCO until the substantial completion of the Park Interface and Public Access to the Park and their availability for use by the public.
- e) The Parties agree that all the Public Benefits associated with Phase I of the project shall be open to the public no later than 2 years following the start of construction as set forth in the Delivery Schedule, unless modified as provided in Section B.2.a of the Development Agreement.

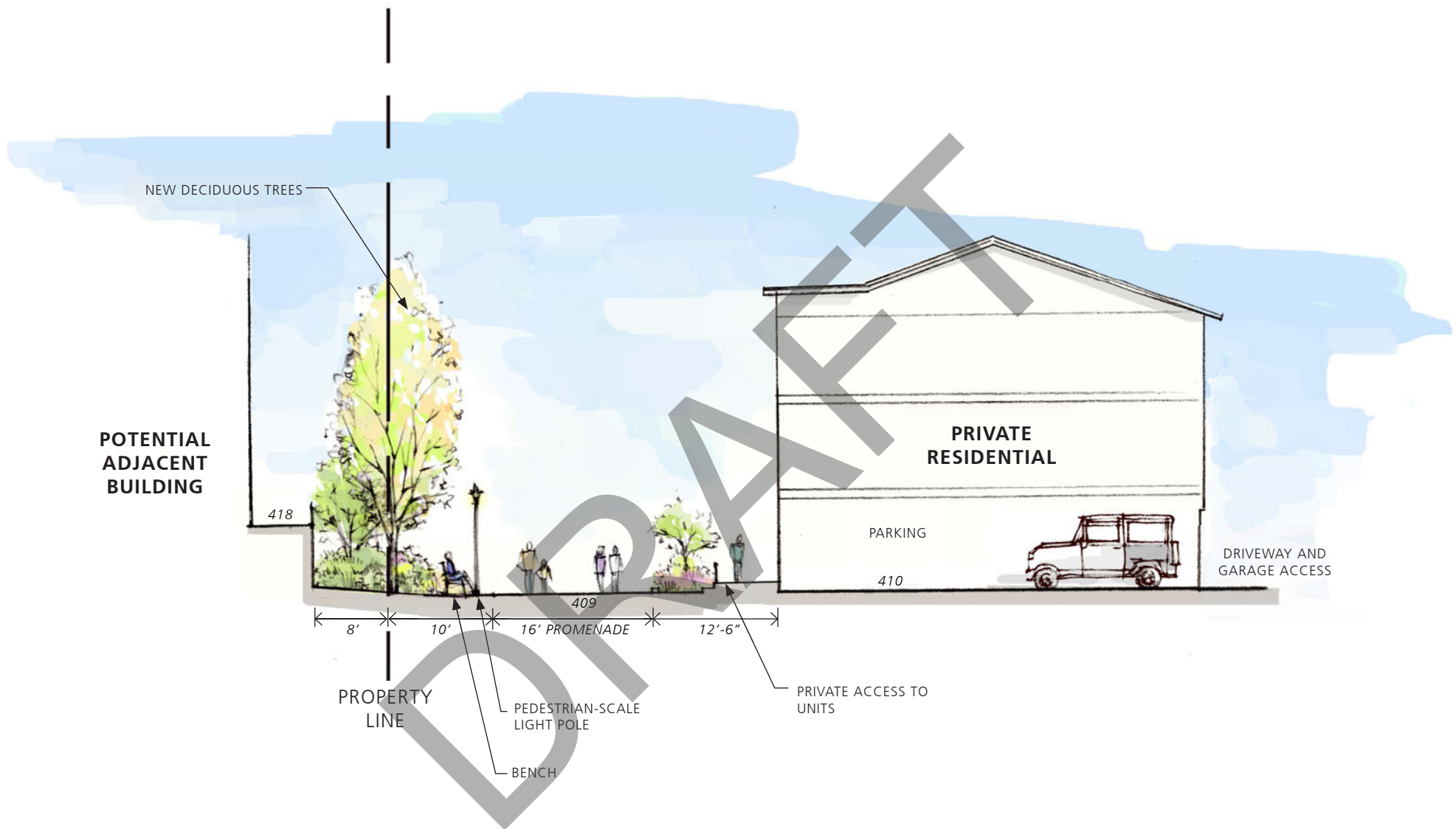
ATTACHMENT E
PARK WORK ZONE

DRAFT

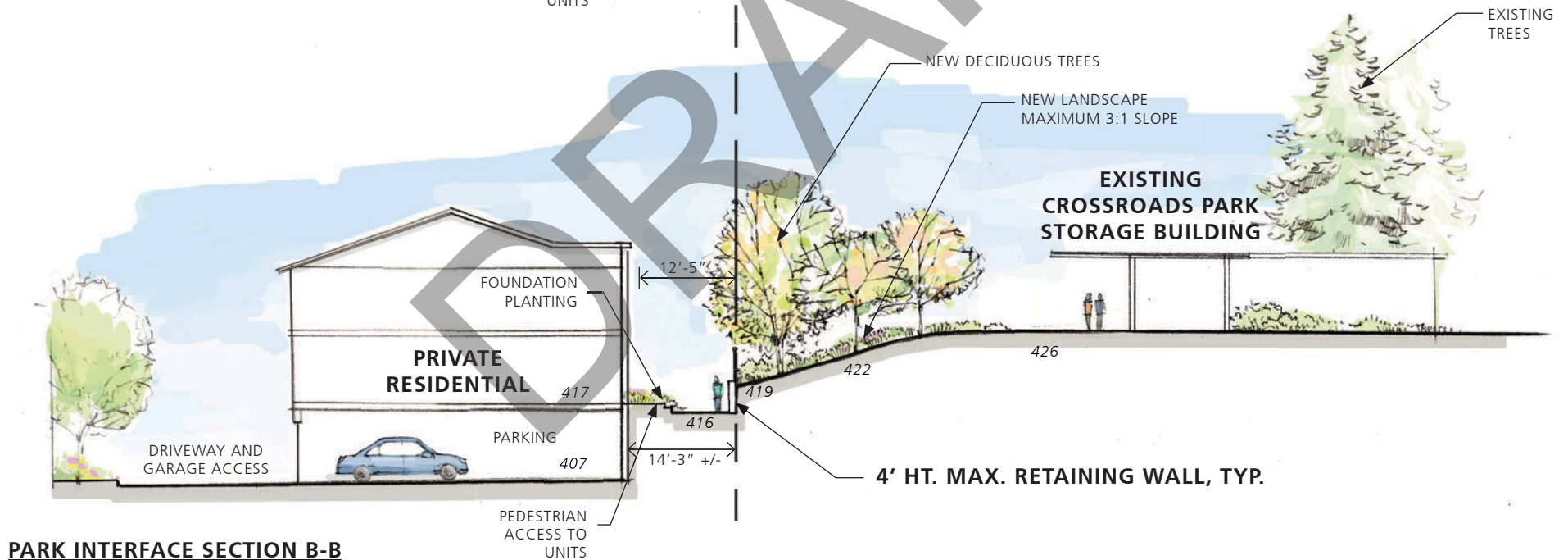
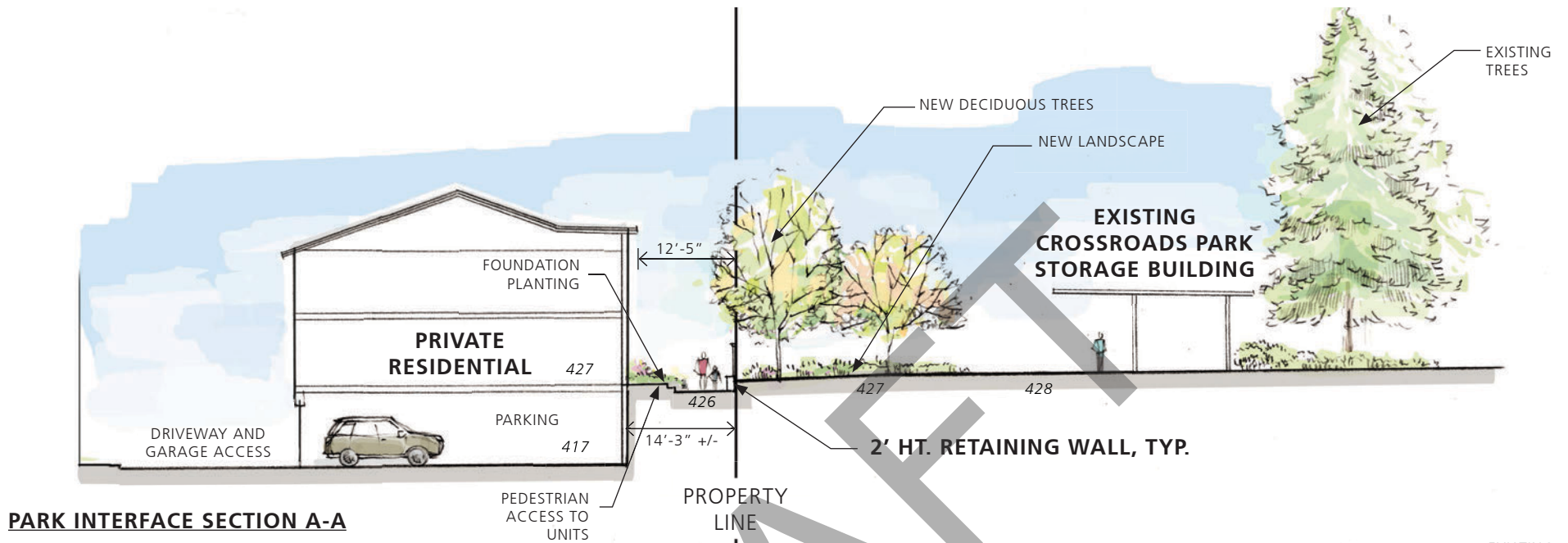
ATTACHMENT F
EXAMPLE FORM OF SPECIAL USE PERMIT

DRAFT





PARK CONNECTION SECTION LOOKING WEST



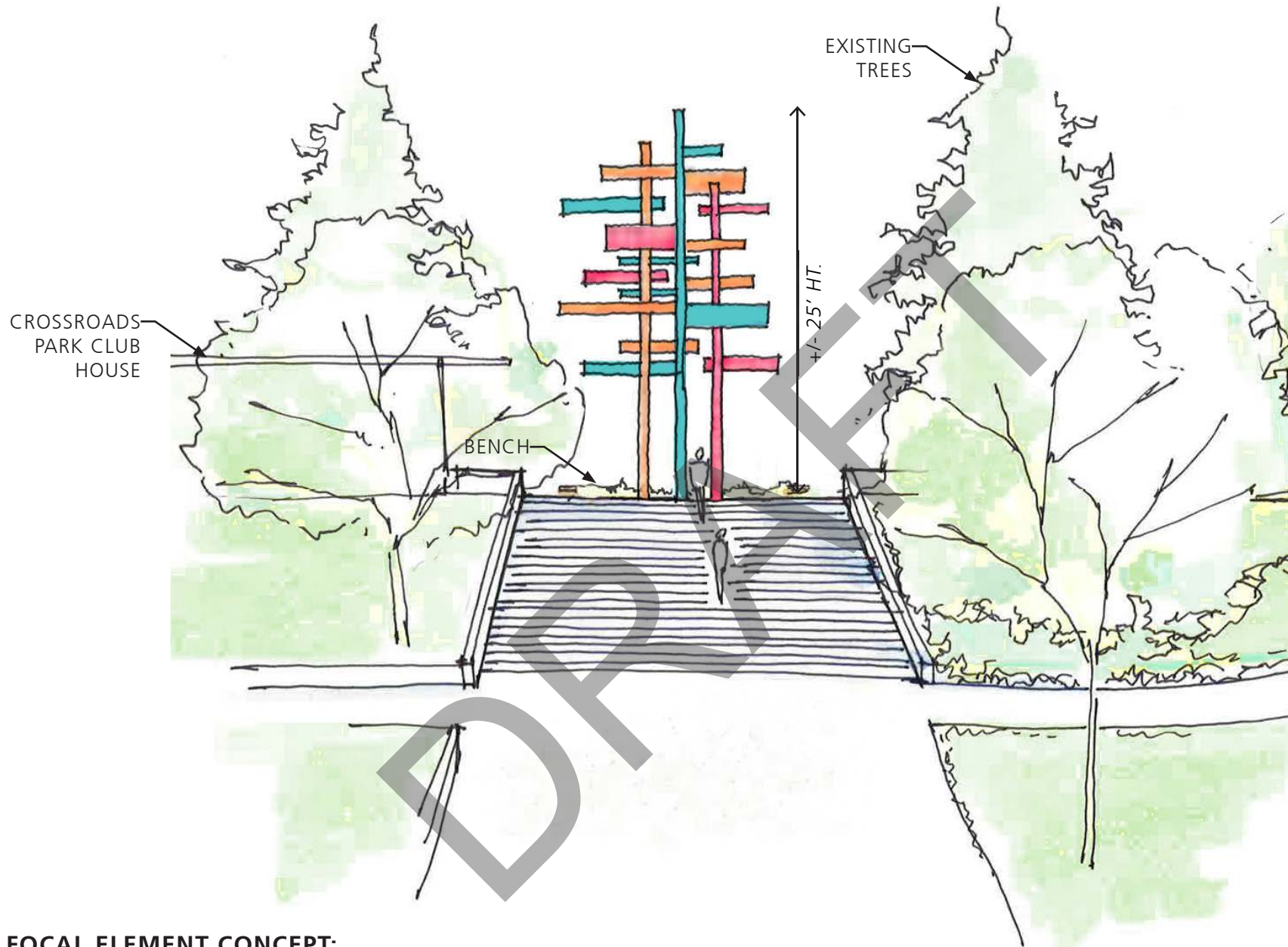






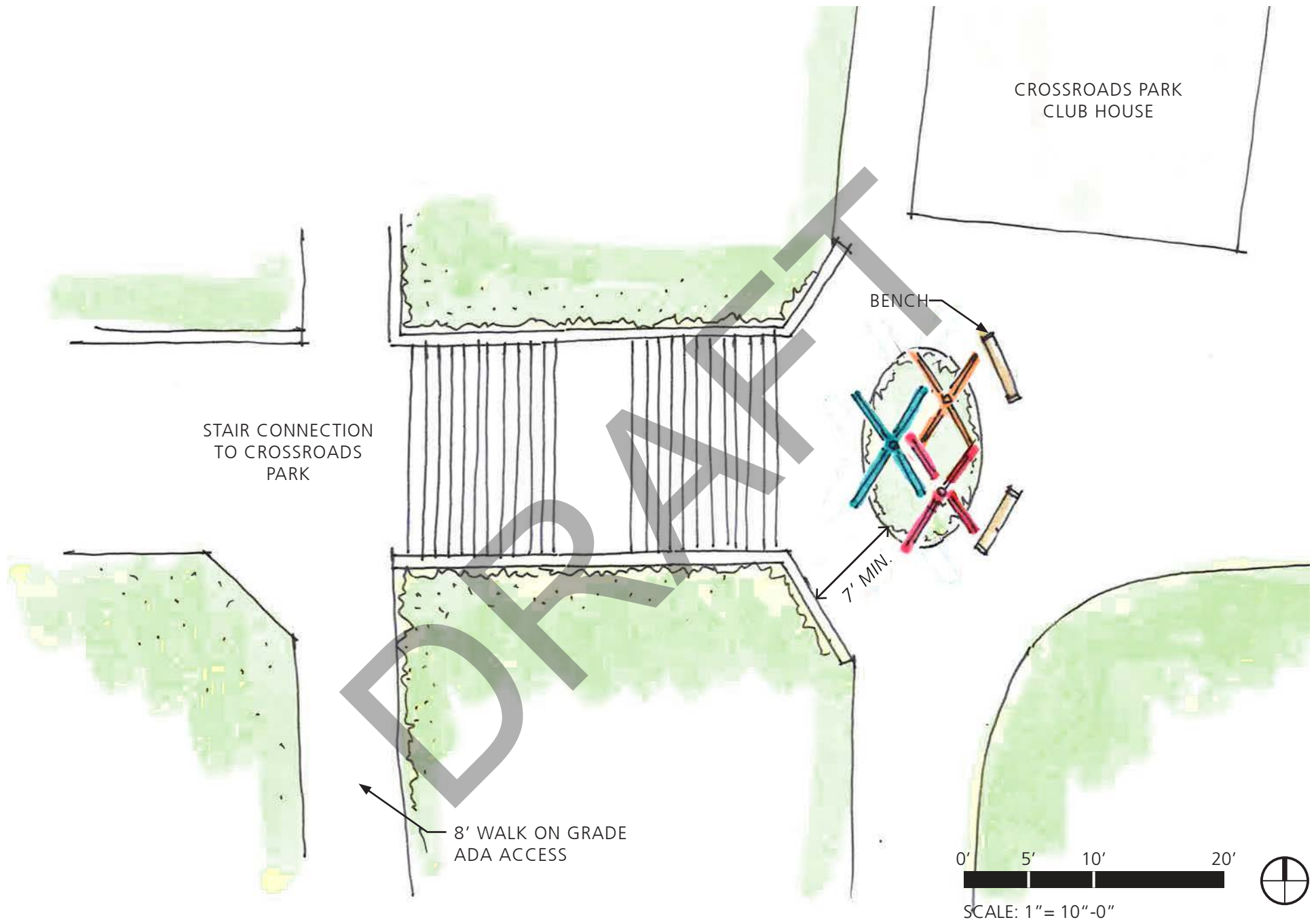






FOCAL ELEMENT CONCEPT:

"CROSSROADS" THEME WITH MULTI-COLORED ACRYLIC PANELS
IN METAL FRAMES WELDED TO POSTS.



CITY OF BELLEVUE

ORDINANCE No. _____

(Title to be completed prior to adoption)

(Findings (i.e., "Whereas" statements) to be completed prior to adoption)

Draft text of proposed amendment

Section 1. Section 20.10.440 of the Bellevue Land Use Code is hereby amended to read as follows:

(6) Multifamily development in Planning Districts A and B of the Crossroads Subarea is not allowed. Multifamily development in Planning District E of the Crossroads Subarea north of NE 8th Street ~~is not~~ is allowed through a Council-approved development agreement that is consistent with Chapter 36.70B and includes design guidelines that are consistent with the vision of Comprehensive Plan Policies S-CR-79 and S-CR-81 regarding the creation of mixed-use developments with pedestrian connections, park connections where appropriate, and public open space. Refer to the Crossroads Subarea Planning District Guidelines of the Comprehensive Plan for Planning Districts A, B and E. Pursuant to Comprehensive Plan Policy S-CR-80, priority in accepting applications for a Council-approved development agreement as required by this provision shall be given to multifamily developments that include "Park Streets" as shown on the Land Use Plan (Figure S-CR.2).

Reviewed by:
Sally Nichols

Page 1

CITY OF BELLEVUE
ENVIRONMENTAL CHECKLIST
(Integrated SEPA/GMA Process)

A. BACKGROUND INFORMATION

PROPOSAL TITLE: Development Agreement to allow limited multifamily uses in the District E in the Crossroads Subarea pursuant to a Land Use Code Amendment. (LUCA) ✓
decision on LUCA expected 6/1/15

PROPERTY OWNERS' NAME: Crossroads Village, LLC. ✓

PROPOSAL LOCATION: 15751 NE 15TH ST, Bellevue WA 98008 - Crossroads Subarea E, ✓

PROPOSER'S NAME: City of Bellevue, Development Services Department ✓

CONTACT PERSON'S NAME: Sally Nichols, Senior Planner ✓ *for LUCA/SEPA reviewer*

CONTACT PERSON'S ADDRESS: Development Services Department ✓ *for LUCA*
City of Bellevue
PO Box 90012
Bellevue, WA 98009-9012
Pete Lymbertis, Intracorp
410 Occidental Ave S., Suite 300
Seattle 98104
(206) 728-6500

CONTACT PERSON'S PHONE: 425-452-2727 ✓

Received
APR - 1 2015
Permit Processing

BRIEF DESCRIPTION OF THE PROPOSAL'S SCOPE AND NATURE:

- General description:** Development Agreement to authorize multifamily development in Crossroads Village. The Development Agreement is being reviewed concurrently by the City Council with a Land Use Code Amendment (LUCA) to revise Footnote (6) in LUC 20.10.440 – Notes: Uses in Land Use Districts – Residential – Nonresidential Districts. Amendment would allow limited multifamily development in the District E in the Crossroads Subarea pursuant to a Council-approved development agreement that provided public benefits and design guidelines consistent with the vision for the Crossroads Subarea set forth in Comprehensive Plan Policies S-CR-79 and -81. The Development Agreement that is the subject of this SEPA checklist sets certain standards with which any multifamily project must comply. Land Use Code Amendments enacted in order to achieve compliance with the Comprehensive Plan, such as this LUCA, are categorically exempt from SEPA. The Crossroads Village project that will be constructed will be approved pursuant to all applicable City of Bellevue plans, regulations and ordinances, and will be required to undergo project-level SEPA review at the appropriate time. ✓ *non-project SEPA review*
- Site acreage:** 7.8 acres; applies to District E in the Crossroads Subarea. ✓
- Number of dwelling units/buildings to be demolished:** The Development Agreement is a nonproject action and does not result in the demolition of buildings. However, the Crossroads Village project under separate application and SEPA review will result in the demolition of one building, a former Top Foods project. No dwelling units will be demolished. *Bldg vacant* ✓
- Number of dwelling units/buildings to be constructed:** See above; the proposal is a nonproject action and will not result directly in buildings being constructed. However, the project that will follow the development agreement will include approximately 27 buildings. ✓

per DA, 200 du's
max 233
& 18,000 sq
non-res & res.
amenity space

SN

5. **Square footage of buildings to be demolished:** See above; no demolition will occur as a direct result of the development agreement. However, the on-site building that will be demolished as part of the project to follow is approximately 68,000 s.f. *Bldg now vacant* ✓
6. **Square footage of buildings to be constructed:** Under separate application, the ultimate project will result in 233 dwelling units, 18,000 s.f. of non-residential, amenity, and commercial space, for a total of 350,000 s.f. ✓
7. **Quantity of earth movement (in cubic yards):** Under separate application, the ultimate project will involve approximately 25,000 c.y. of grading. ✓
8. **Proposed land use:** Mixed Use *Residential + Retail* ✓ *w/in CB Land use dist.*
Multi-Fam Res. will be allowed via LUCA & this DA.
9. **Design features, including building height, number of stories and proposed exterior materials:**

The Development Agreement includes a number of design guidelines with which the Crossroads Village project must comply, including a pedestrian park connection, a landscaped interface with Crossroads Park, NE 15th Street developed as a park street, an Urban Trail connection to the project from Crossroads mall that will include commercial uses at the street level, The Development Agreement does not in itself change any Land Use Code requirements pertaining to height, number of stories, and proposed exterior materials; the Crossroads Village project will be required to comply with the requisite Land Use Code requirements, and will undergo design review..

10. **Other:** N/A

Proposed timing or schedule (including phasing, if applicable): Final action on the LUCA and Development Agreement by the City Council is expected to occur in June 2015. Formal application for ADR and SEPA review for the project level review for Crossroads Village will occur in April or May of 2015.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. The approval of this the Development Agreement, assuming the City Council adopts a LUCA authorizing multifamily development in Crossroads Subarea E, would allow for a specific project at 15751 NE 15th Street; this project has been referred to as "Crossroads Village." The specific project would require a land use application, design review, and approval by the City, and would require a separate SEPA determination related to project-specific impacts. ✓

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. Yes. Please see the attached preliminary traffic analysis.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

Land Use Code amendment to allow for multifamily development in Crossroads subarea E, Presubmittal information for project-level application for proposed Crossroads Village multifamily development at 15751 NE 15th Street. Directly to the south of the subject site is located a senior housing facility that will provide and benefit from cross-easements related to the proposal. ✓

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known. None for the

✓ developed per
Comp Plan
S-CR 01 & 20-
27

see attachments to
Draft DA w/ ~~prop~~
then conceptual
proposal
drawing
July/Aug/Sept.

MDP if project
phased

no critical areas -
sit almost
entirely
impenetrable

16-111568-LD

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development agreement that is the subject of this non-project SEPA. The ultimate multifamily project that is constructed must obtain a LUCA and a project-level approval from the City of Bellevue as well as building and other technical permits, in order to be constructed. ✓

B. Environmental Elements

No discussion of the individual Environmental Elements is required for GMA actions per WAC 197-11-235.3.b.

C. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (do not use this sheet for project actions)

SUMMARY

Project Summary: Development Agreement to authorize multifamily development in Crossroads Village. The Development Agreement is being reviewed concurrently by the City Council with a Land Use Code Amendment (LUCA) to revise Footnote (6) in LUC 20.10.440 – Notes: Uses in Land Use Districts – Residential – Nonresidential Districts. Amendment would allow limited multifamily development in the District E in the Crossroads Subarea pursuant to a Council-approved development agreement that provided public benefits and design guidelines consistent with the vision for the Crossroads Subarea set forth in Comprehensive Plan Policies S-CR-79 and -81. The Development Agreement that is the subject of this SEPA checklist sets certain standards with which any multifamily project must comply. Land Use Code Amendments enacted in order to achieve compliance with the Comprehensive Plan, such as this LUCA, are categorically exempt from SEPA. The Crossroads Village project that will be constructed will be approved pursuant to all applicable City of Bellevue plans, regulations and ordinances, and will be required to undergo project-level SEPA review at the appropriate time. ✓

Environmental Summary per WAC 197-11-235(3)(b):

State the proposal's objectives: To comply with the requirements of the GMA by adopting development regulations and a development agreement that implement and are consistent with the Comprehensive Plan. Portions of District E are zoned Commercial Business (CB), which generally allows the mix of uses and density envisioned by Intracorp for a high-quality mixed-use development with 232 dwelling units, retail/commercial space and associated parking as well as significant public benefits such as a Park Connection to Crossroads Park and a NE 15th Park Street. ✓

Crossroads Subarea Policy S-CR-79 allows for limited multifamily development in District E subject to certain standards to ensure high-quality mixed use projects that are designed to avoid conflict with commercial uses and includes measures to ensure residential and commercial uses complement each other, including outdoor gathering areas, public open space, park connectivity where appropriate, and pedestrian connections and activity areas. However, a hold-over Land Use Code prohibition against additional multifamily development in District E presents a barrier to any proposed development. Accordingly, the proposed LUCA to address the hold-over Land Use Code prohibition and would apply to the entire District E within the Crossroads Subarea.

The need for the LUCA to allow the limited multifamily development has been vetted and may move forward as part of a Development Agreement which would be required by the LUCA between the City and Intracorp to ensure public benefits and design guidelines that would be made possible by the development if approved.

*initiated by City Council
Feb. 17, 2015*

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Specify the purpose and need to which the proposal is responding: The objective of the proposal is to allow limited multifamily development uses in the District E District in the Crossroads Subarea and to require certain development and design guidelines and public benefits that must be incorporated into any multifamily project that is constructed on the property that is the subject of the development agreement.. Another purpose of the development and LUCA is to create consistency with the Comprehensive Plan, which calls for multifamily development in the subject area. ✓

State the major conclusions, significant areas of controversy and uncertainty: No areas of controversy or uncertainty; the LUCA and development agreement create Land Use Code consistency with the Comprehensive Plan, which calls for multifamily development in the subject area. ✓

State the issues to be resolved, including the environmental choices to be made among alternative courses of action: No major issues to be resolved. The alternative course of action would be to not adopt the proposed LUCA and development agreement. In terms of environmental impacts, the two alternatives are not significantly different, as a project-level application and approval are still required for the project described in this Development Agreement and project-level SEPA is required as part of that review. The ultimate project would be required to complete any utility or services upgrades for the project, and would be required to pay impact fees associated with the development impacts.. ✓

State the impacts of the proposal, including any significant adverse impacts that cannot be mitigated: The proposal is a nonproject action to allow limited multifamily development consistent with the Policies S-CR-79 and -81. The development agreement sets certain development standards with which any multifamily development would be required to comply. No significant adverse environmental impacts have been identified or are expected to result. Project-level SEPA review will be completed on the ultimate project application. ✓

in conjunction w/ Design Review.

Describe any proposed mitigation measures and their effectiveness: No mitigating measures are required at this time; project-level SEPA review will allow the City to determine whether any project-level environmental impacts are present and whether any mitigation is necessary.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?** Adoption of the proposal will not increase the potential impacts to water, air and earth resources or noise production. These impacts will also be evaluated on a project-specific basis as development occurs in the District E of the Crossroads Subarea. ✓

Proposed measures to avoid or reduce such increases are: N/A ✓

2. **How would the proposal be likely to affect plants, animals, fish or marine life?** Adoption of the proposal will not increase the potential impacts to plants or animals. These impacts will also be evaluated on a project-specific basis as development occurs in the District E of the Crossroads Subarea. ✓

Proposed measures to protect or conserve plants, animals, fish or marine life are: N/A ✓

3. **How would the proposal be likely to deplete energy or natural resources?** No adverse impacts to energy or natural resources are anticipated by the adoption of the proposal. These impacts will also be evaluated on a project-specific basis as development occurs in the District E of the Crossroads Subarea. ✓

Proposed measures to protect or conserve energy and natural resources are: N/A ✓

*must meet all
w/c, utility codes
& Bell City codes*

*site almost
entirely
impenetrable*

SN

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Adoption of the proposal will not affect environmentally sensitive areas or areas designated or eligible for governmental protection. The proposal does include a development agreement that allows for the provision of public benefit in the adjacent park. These impacts will also be evaluated on a project-specific basis as development occurs in the District E of the Crossroads Subarea.

Proposed measures to protect such resources or to avoid or reduce impacts are: None, although the proposal will result in a public benefit to a city park.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? Adoption of the proposal will not affect any shoreline areas. The existing or proposed areas in the District E within the Crossroads Subarea do not contain any shorelines. The proposal will implement the comprehensive plan which calls for multifamily development in Crossroads Subarea E.

Proposed measures to avoid or reduce shoreline and land use impacts are: N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities? The proposal is not likely to increase demands on these services and utilities. Specific development projects within the District E in the Crossroads Subarea are required to undergo Design Review and SEPA review. The impacts of each specific project will be evaluated under these reviews. Please see the attached preliminary transportation impact analysis completed for the development of 233 residential units on the subject site.

Proposed measures to reduce or respond to such demand(s) are: The project developed on the site will be required to comply with city ordinances related to transportation, public services, and utilities, and will be required to pay the relevant impact fees. Project-level SEPA review will also be conducted on the following project application.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. No known or anticipated conflicts.

- D. The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature _____

Date Submitted 4/1/15

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Crossroads Village

Comparative Trip Generation Analysis Using Approved Bellevue Rates - PM Peak Hour

		Bellevue Rates								
	Land Use	LU Code	PM Peak Rate	Unit		% Entering	% Exiting	Entering	Exiting	Total Trips
Scenario 1: Previous Use	Supermarket ¹	850	6.83	75,570	square feet	51%	49%	263	253	516
Scenario 2: Crossroads Village Proposal	Multifamily	220-232	0.49	233	units	65%	35%	74	40	114
	Misc. Retail	826	2.24	11,800	square feet	44%	56%	11	15	26
	Subtotal							86	54	140
Comparison to Previous Land Use (Scenario 1)								-177	-199	-376
Comparison to Buildout in Community Business (Scenario 3)								-217	-249	-466
Scenario 3: Buildout Under Community Business Zoniong	Supermarket ¹	850	6.83	75,570	square feet	51%	49%	263	253	516
	Misc. Retail	826	2.24	40,000	square feet	44%	56%	40	50	90
	Subtotal							303	303	606
Comparison to Previous Land Use (Scenario 1)								40	50	90

Source: City of Bellevue Transportation Impact Fee Program, 2013, and ITE Trip Generation Manual, 9th Edition.

1 - Source: King County Assessor Office.

Concurrency Model Scenario	Multifamily	220-232	0.49	245	units	65%	35%	78	42	120
	Misc. Retail	826	2.24	15,000	square feet	44%	56%	15	19	34
	Subtotal							93	61	154